

City of Rochester Vacuum Oil BOA Implementation Strategy

Step 3 PAC Meeting | March 22, 2016

Meeting Agenda

- Welcome & Introductions
- How Did We Get Here?
- Public Meeting Recap
- Recent Activities in the BOA
- BOA Plan and GEIS Activities
- Discussion & Next Steps

A faded background image of a dirt road with utility poles and bare trees. The road is in the foreground, leading towards a line of trees in the distance. Utility poles with power lines are visible on both sides of the road. The overall scene is in a muted, greyish tone.

Welcome and Introductions

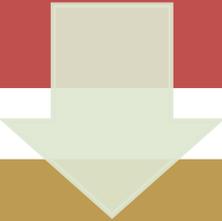


How Did We Get Here?

Project Milestones

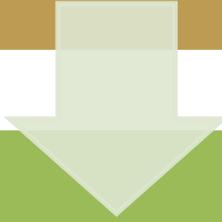
**2006 -
2008**

City applied and was awarded funding through the NYS DOS Brownfield Opportunity Area Program



**March
2011**

City, Bergmann and Stakeholders begin BOA planning process



**June
2012**

Public Design Workshop & PLEX Design Charrette

Project Milestones

2012

Vision Plan Development and Refinement



**2012 -
2013**

Submittal of Grant Request to DOS for Step 3 funding and award of grant money



**Feb
2013**

Final Vacuum Oil Nomination Study Submitted to DOS

A grayscale photograph of a public meeting. The scene is indoors, with several people standing and talking. In the foreground, a man in a dark jacket is seen from the back, looking towards a group of people. To his right, a woman in a light-colored jacket is looking down at something in her hands. In the background, more people are engaged in conversation. The room has windows with blinds and framed pictures on the wall. A semi-transparent white banner is overlaid across the center of the image, containing the text "Public Meeting Recap" in a bold, dark red font.

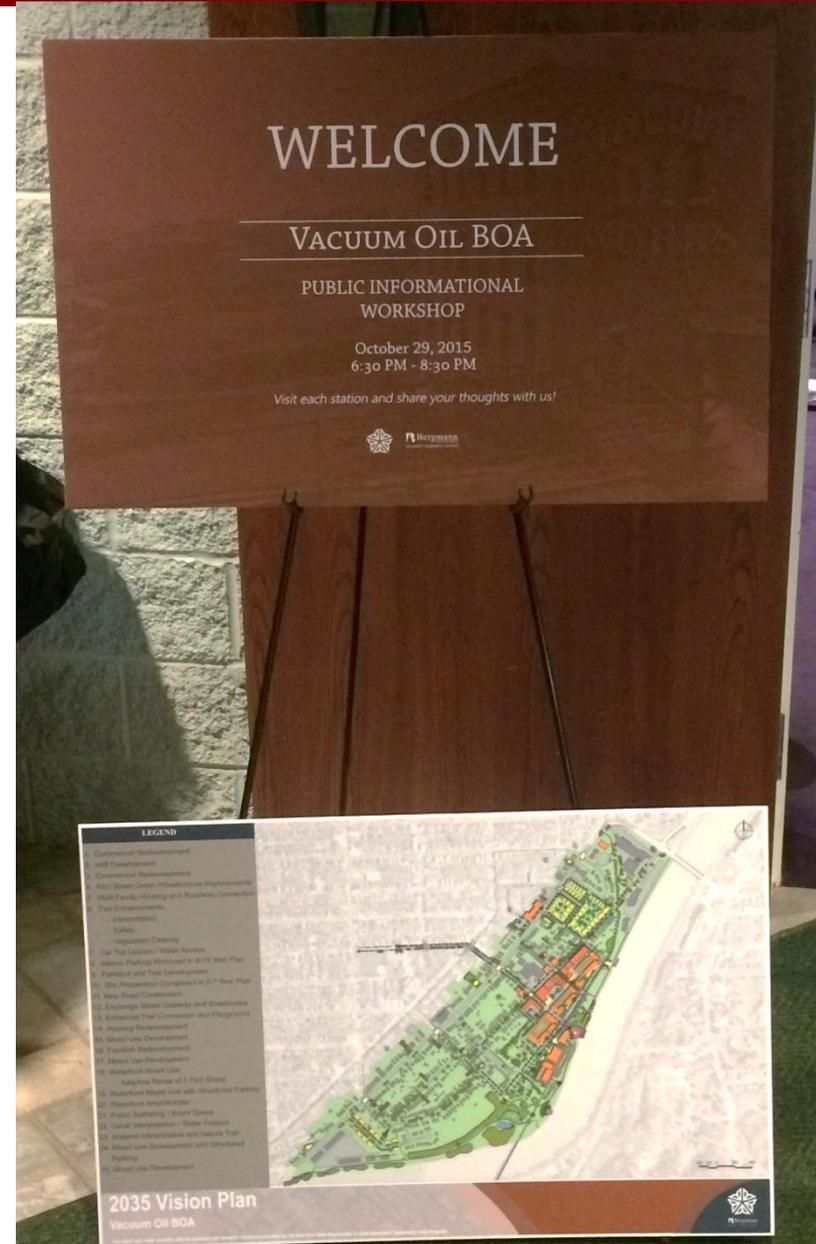
Public Meeting Recap

Public Meeting - October 29, 2015

Open House Stations

- BOA
- BCP/Environmental
- Flood Wall
- Parks and Open Space
- Transportation
- Housing

OVER 50 ATTENDEES!



Ideas and Outcomes

Neighborhood Improvement & Housing

- Homeownership
- Property maintenance assistance
- Beautification
- Homesteading Program – targeting vacant homes
- Enhance building facades
- S. Plymouth as a gateway

Ideas and Outcomes

Transportation

- Exchange Street does not handle traffic volumes
- Improve street function and retain on-street parking
- Need a corridor plan for South Plymouth
- Engage with U of R to provide more transportation options to students in neighborhood
- Pedestrian access across River
- Water Access at end of Flint
- Zip line on slopes and cross country trails

Ideas and Outcomes

Flood Protection

- Retain wildlife habitat in the undeveloped portion adjacent to Cottage Street

Parks & Open Space

- Incorporate State Park elements along Riverwall trail
- Ensure neighborhood safety adjacent to parkland
- Boat launch
- Bicycle lock up/racks

Environmental

- No written comments

Ideas and Outcomes

General

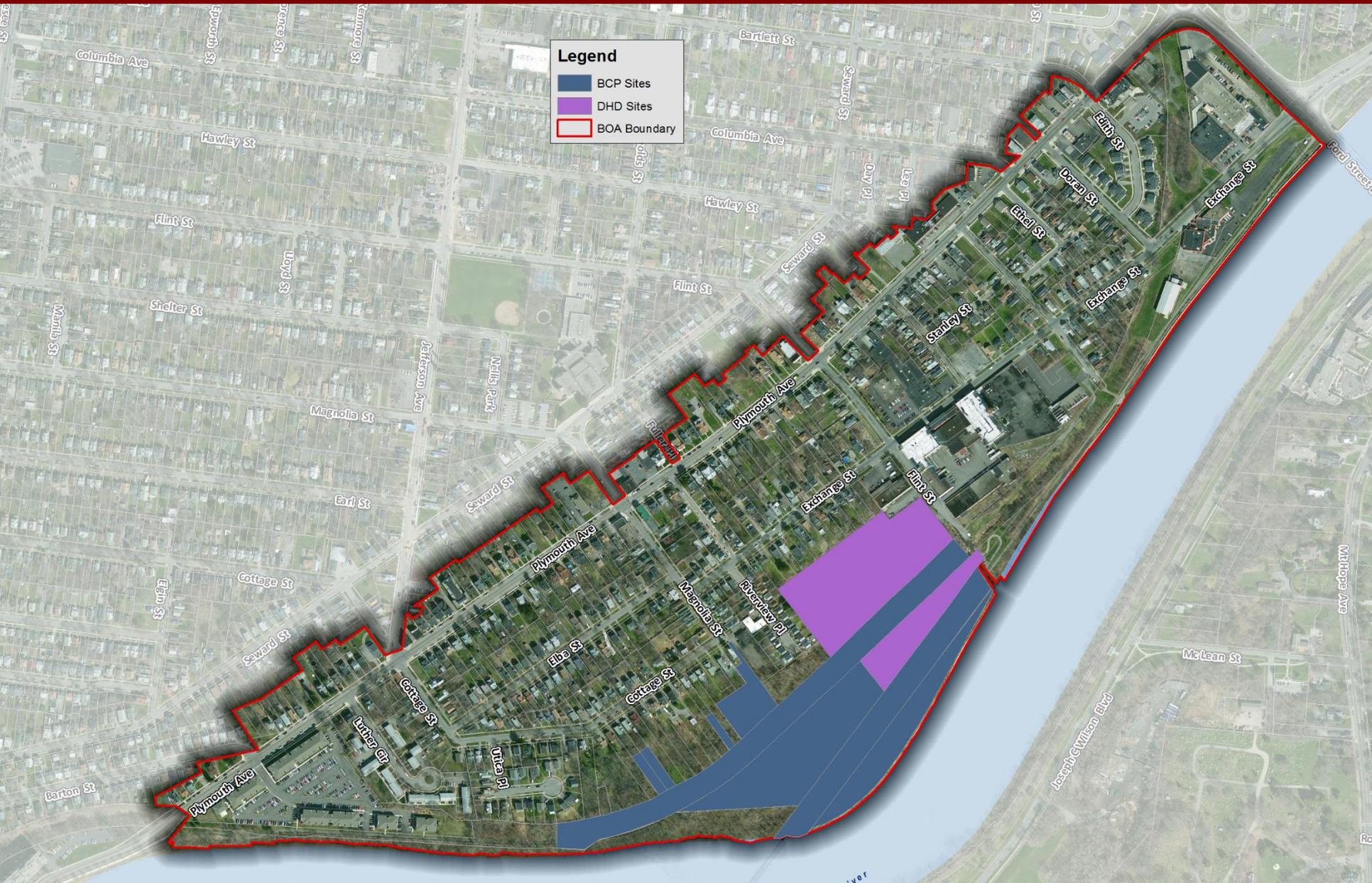
- Provide grant or low rate loans to remove blighted land
- Please preserve mix-racial/socioeconomic--we don't need to become another Cornhill





Recent Activities in the BOA

BOA Properties Enrolled in the BCP



BCP – City Owned Properties

Investigative Work has begun!

- Decontamination area
- Test Pit Program (January 2016)
- 72 soil test borings for lab analysis

Work to be Completed

- 14 additional soil borings
- 30 groundwater monitoring wells
- 5 bedrock groundwater wells
- 55 subsurface soil samples
- 9 piezometers to be installed
- 8 soil vapor sample



BCP – DHD Properties

Project Status

- Remedial Investigative Report (RIR) submitted to DEC



Foodlink

Project Evaluation

- Interested parties moving forward with independent studies



920 Exchange Street

Project Evaluation

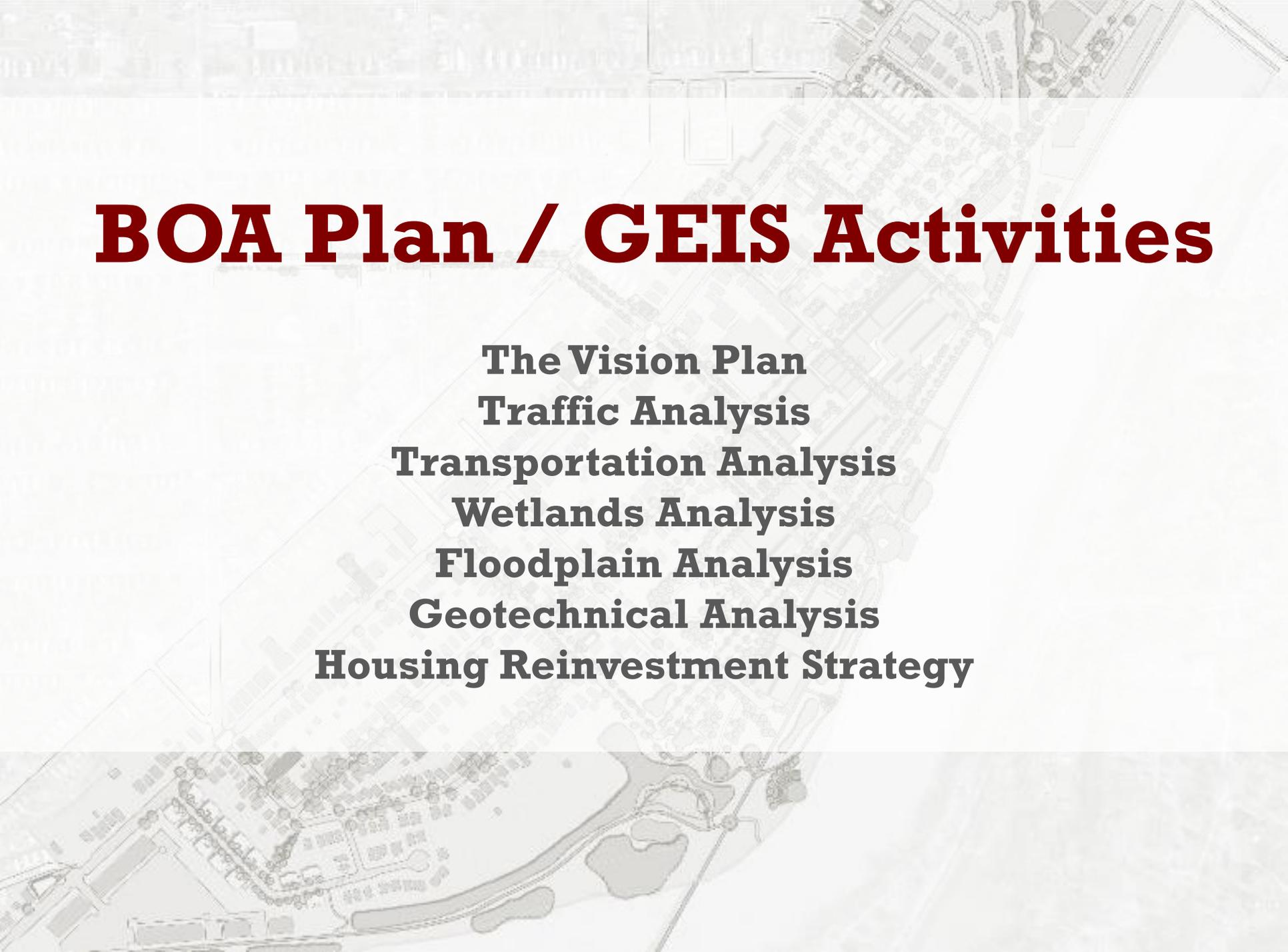
- Phase 1 ESA (BOA)
- Land Appraisal (BOA)
- Phase 2 ESA (Other funding)
- Geotechnical (Other funding)



CFA Floodwall Project – AWARDED!

- Topographic, Right-of-Way and Utility Surveys
- Wall Condition Survey and Structural Assessment
- Geotechnical Evaluation
- Wall Design Alternatives Analysis
- Permitting
- Final Design – River Wall & Flood Protection Berm
- State Environmental Quality Review





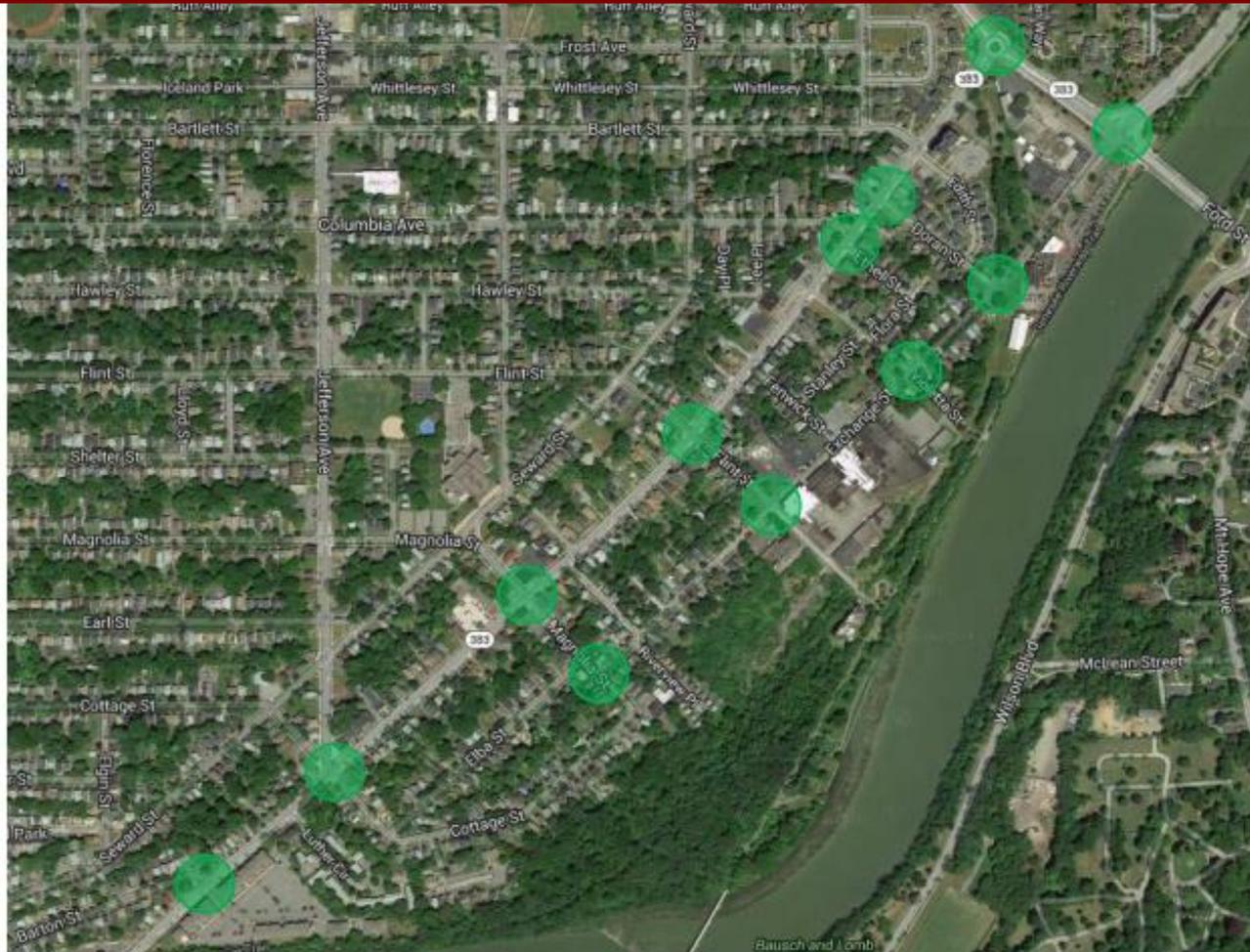
BOA Plan / GEIS Activities

**The Vision Plan
Traffic Analysis
Transportation Analysis
Wetlands Analysis
Floodplain Analysis
Geotechnical Analysis
Housing Reinvestment Strategy**

The Vision Plan



Existing Conditions – PM Peak



LEGEND:

Green	Level of Service A, B or C	Traffic Flow Satisfactory
Yellow	Level of Service D or E	Traffic Flow Moderate with Some Delays
Red	Level of Service F	Traffic Flow Heavy with Delays

2035 Build Out Conditions – PM Peak



Recommendations

● Level of Service A, B or C:
Traffic Flow Satisfactory

● Level of Service D or E:
Traffic Flow Moderate with Some

● Level of Service F:
Traffic Flow Heavy with Delays

Recommendation

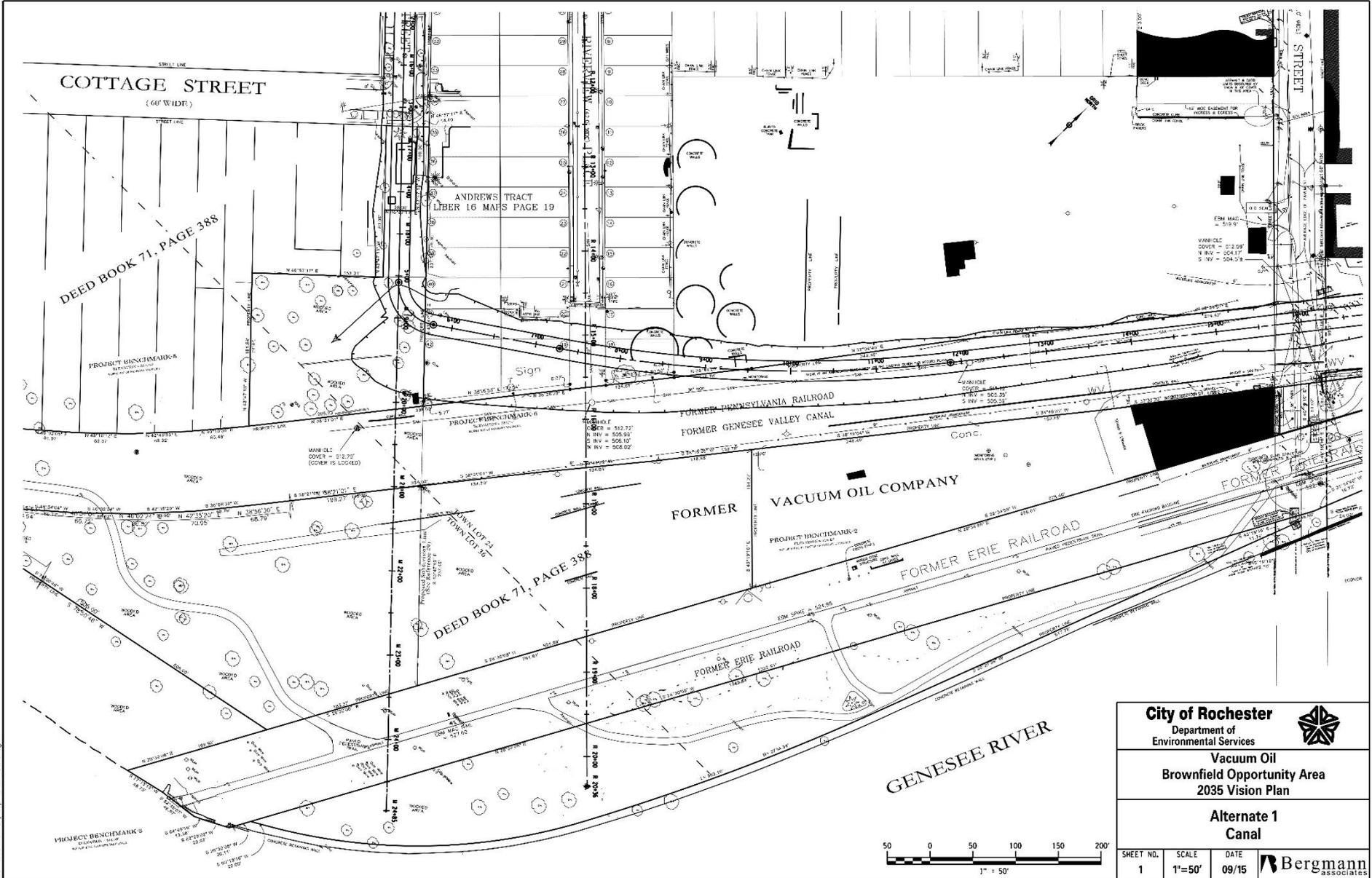
Ⓜ Restrict Parking

Ⓜ Allow Parking

Note: Level of Service measured for weekday PM peak period



Transportation Analysis



City of Rochester
 Department of
 Environmental Services

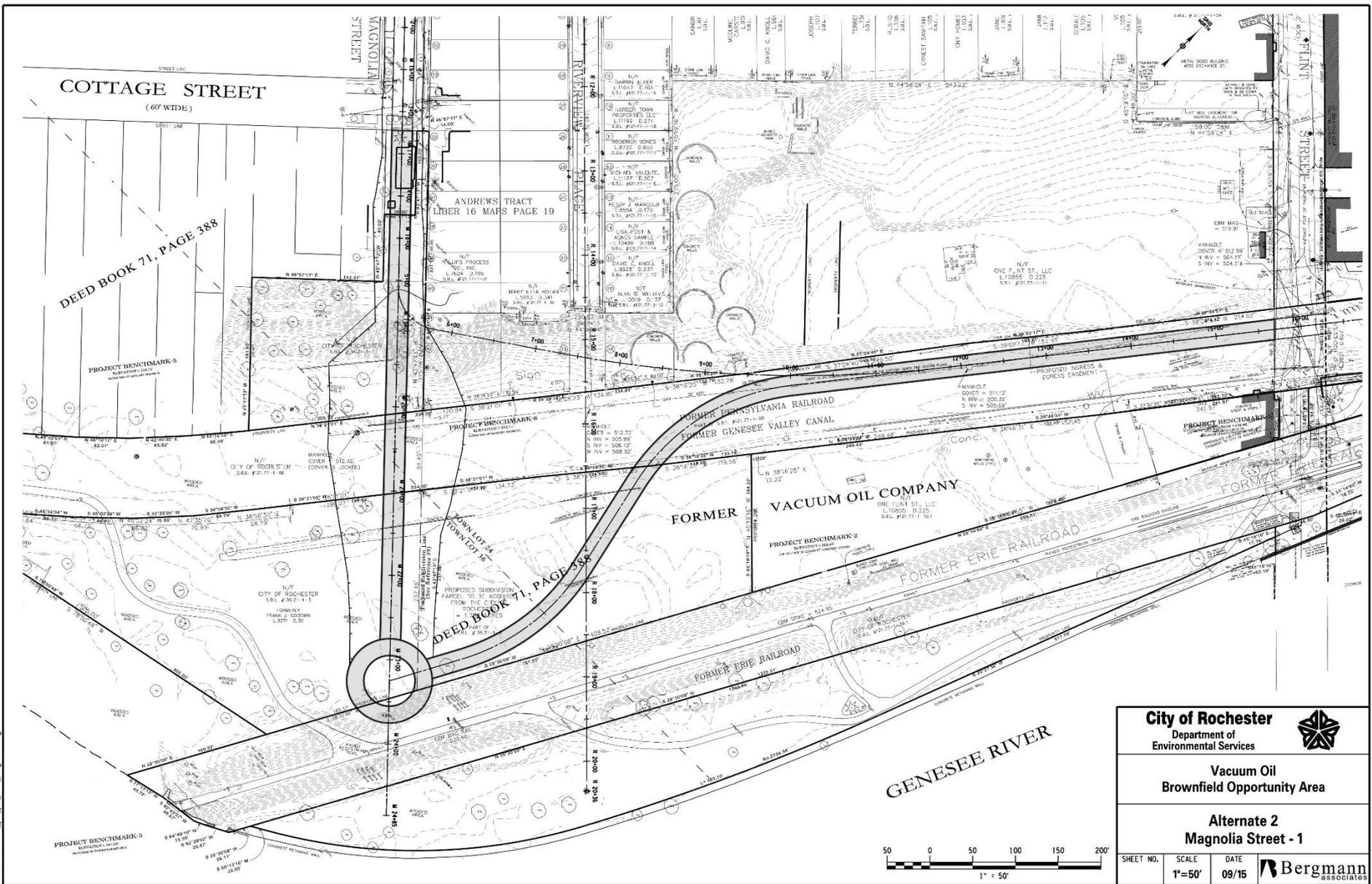
**Vacuum Oil
 Brownfield Opportunity Area
 2035 Vision Plan**

**Alternate 1
 Canal**

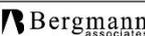
SHEET NO.	SCALE	DATE	
1	1"=50'	09/15	

File Name: 10140_pra.prf, Alt 1 Canal.dgn
 Date: 09/15/15 10:10 AM

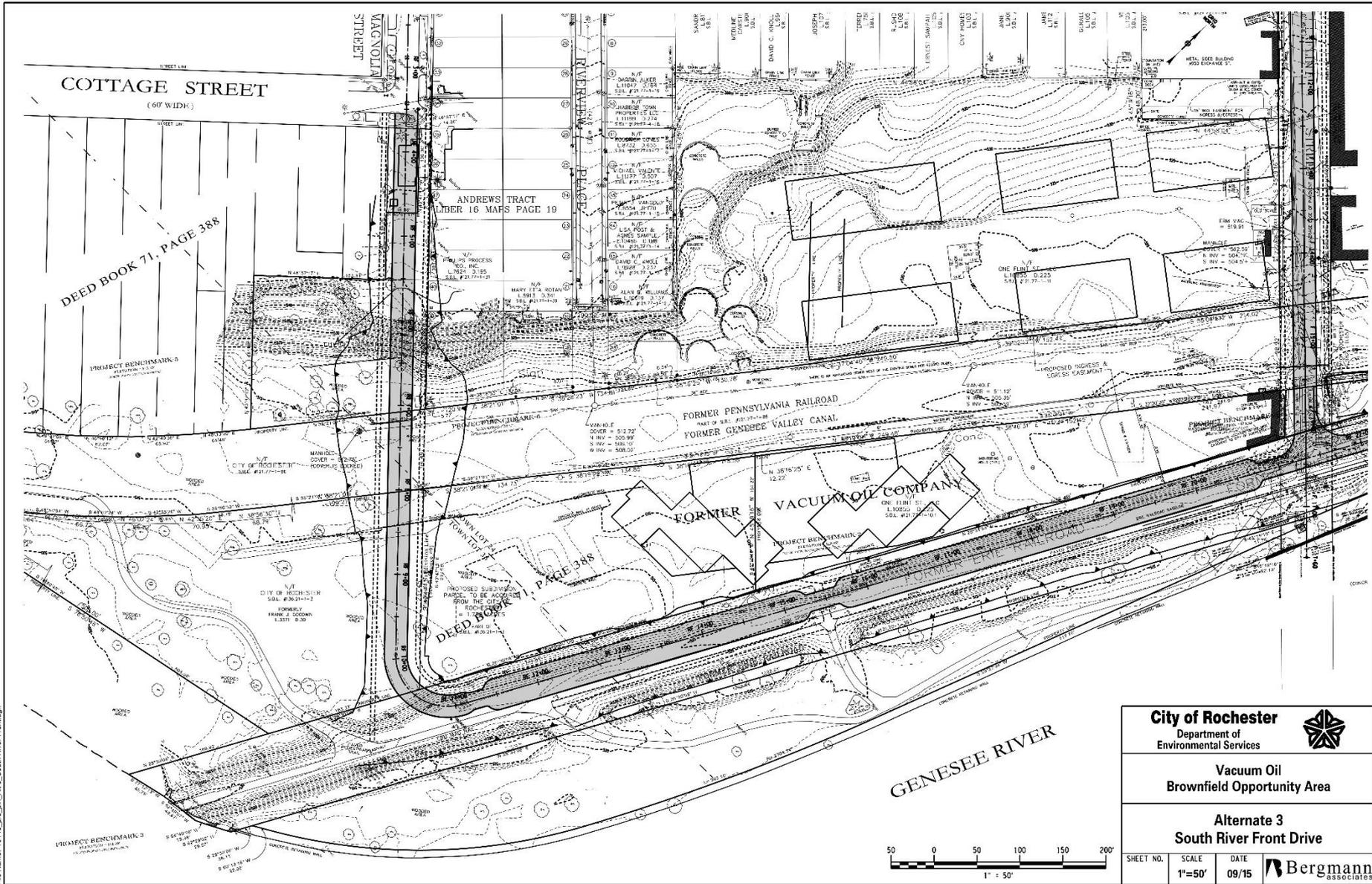
Transportation Analysis



File Name: 10140_ppt_pn_Alt2_Magnolia1.dgn

City of Rochester Department of Environmental Services		
Vacuum Oil Brownfield Opportunity Area		
Alternate 2 Magnolia Street - 1		
SHEET NO.	SCALE	DATE
	1" = 50'	09/15
		

Transportation Analysis



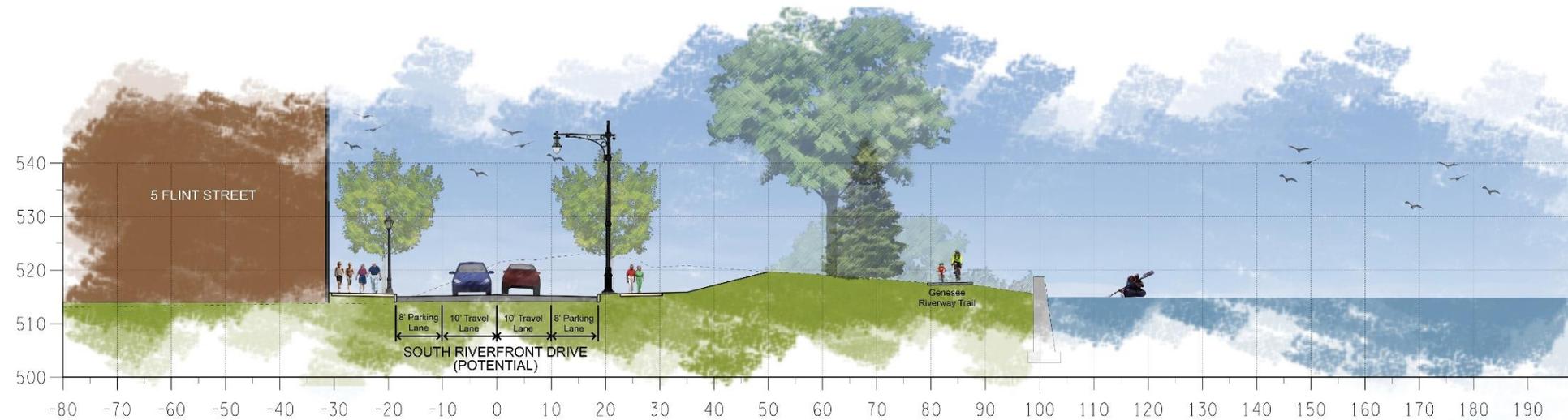
Print Date: 10/7/2015
 File Name: 10140_dms_00_Alt.3_South River Front.dgn

City of Rochester Department of Environmental Services			
Vacuum Oil Brownfield Opportunity Area			
Alternate 3 South River Front Drive			
SHEET NO.	SCALE	DATE	
	1" = 50'	09/15	

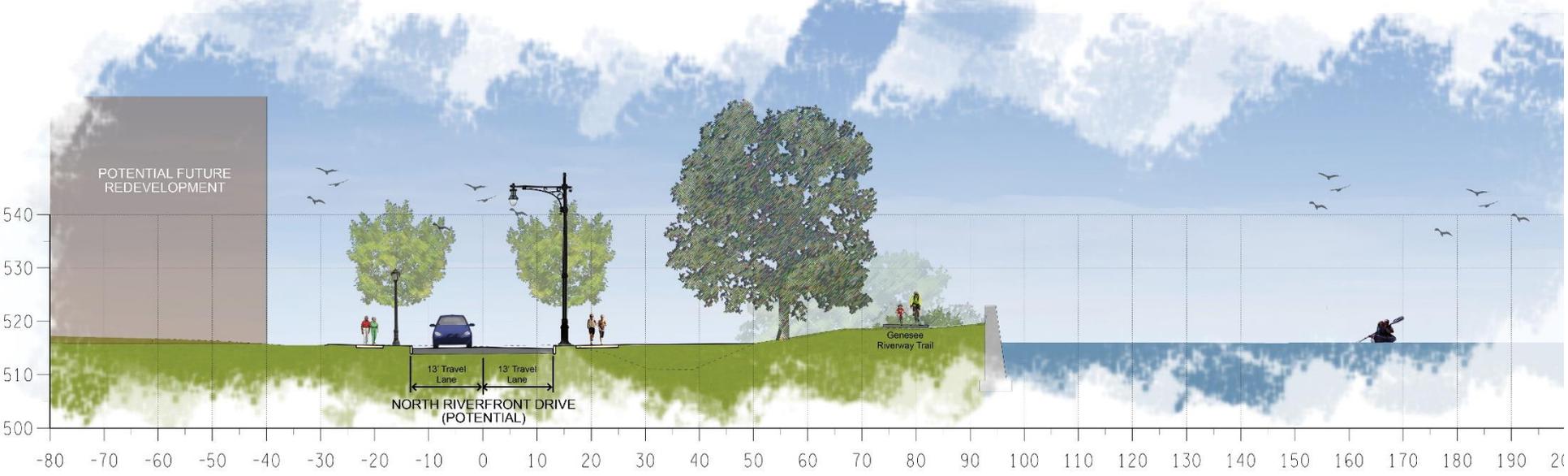
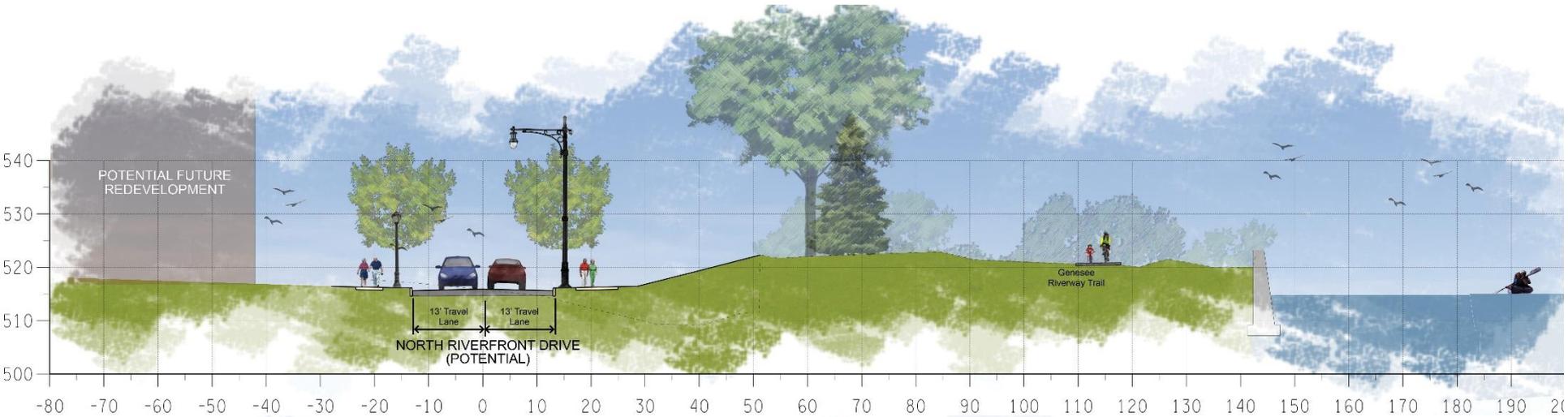
Transportation Analysis



New Road: South of Flint Street



New Road: North of Flint Street



Floodplain Assessment

Scope of Work

- **Determine Flood Elevations**
- **Identify Potential Development Impacts**
- **Develop Mitigation Strategies / Alternatives**
- **Letter of Map Revision**
- **Inform GEIS Alternatives**



Key Findings and Recommendations

Description	Required Top of Wall (ft) (NAVD88 // City Datum)	Original Top of Wall (ft) (NAVD88 // City Datum) ⁽¹⁾	Potential Wall Lowering (ft) ⁽³⁾
Genesee Trail Bridge	516.3 // 517.9	517.4 // 519.0	1.1
2,000 ft upstream of Ford St. Bridge	515.9 // 517.5	517.4 // 519.0 ⁽²⁾	1.5
		520.4 // 522.0 ⁽²⁾	4.5
1,000 ft upstream of Ford St. Bridge	515.5 // 517.1	519.9 // 521.5	4.4
Ford St. Bridge	515.3 // 516.9	519.4 // 521.0	4.1
Court St. Dam	512.8 // 514.4	516.5 // 518.1	N/A

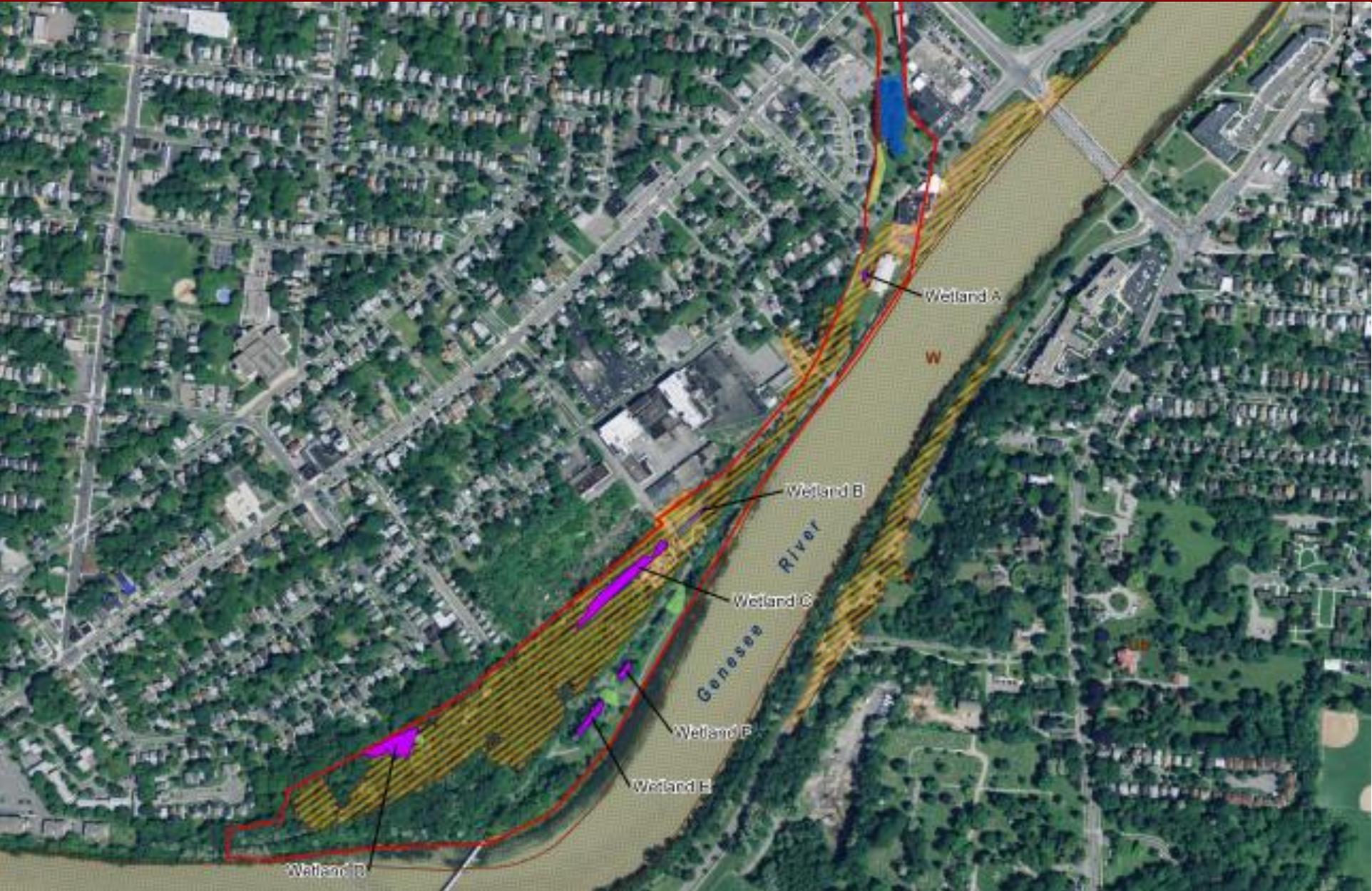
Key Findings

- Revised flows from including effects of Mount Morris Dam result in lowering of FEMA 100-year elevations between 1.5 and 2.0 feet.
- Revised wall would could be rebuilt to between 4 and 4 ½ feet lower than the original height.

Recommendations

- File for a Letter of Map Revision (LOMR) to FEMA to revise the 100-year elevation.
- Use the FEMA levee criteria as a guide in the design of the reconstructed flood wall.

Wet Areas and Invasive Species



Geotechnical Investigations



Waterfront & Public Realm Master Plan

Interpretive Opportunities



Public Space Improvements



Neighborhood Park Enhancements



HOUSING STRATEGY

Housing Reinvestment Strategy



Strengthening the local housing market to improve quality of life...

Overview

- **What We Have Learned**
- **What We Have Heard**
- **Strategies for the PLEX**
- **Next Steps**

**Ask Questions and Share
Your Thoughts!**



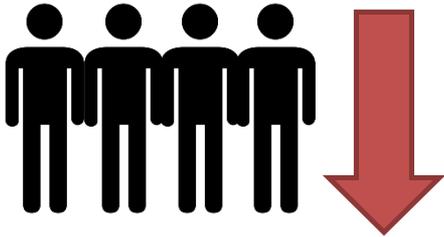
GENESEE
RIVERWAY
TRAIL

What We Have Learned



What We Have Learned

Economic and Demographic Information



Between 2000-2010,
population decreased
4.4%



Between 2000-2010,
the total number of
housing units declined
by **3%**



Between 2000-2010,
median household income
rose **9.5%**, yet median
rent increased **23%**

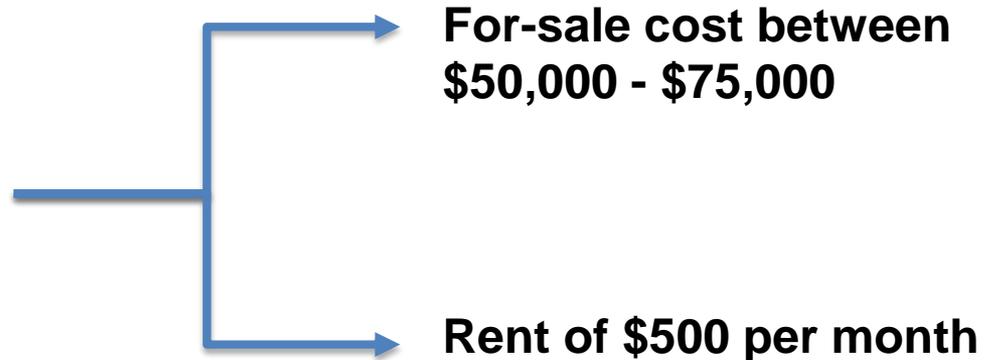


In 2010, **51%** of
study area residents
did not have access
to a personal vehicle

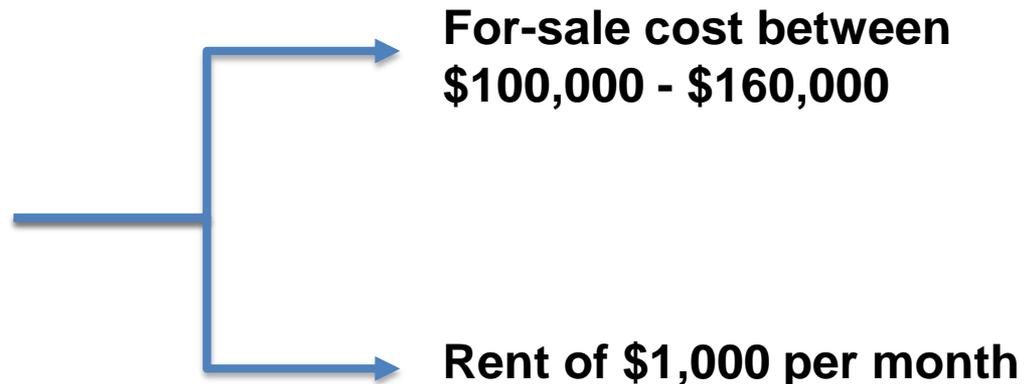
What We Have Learned

Realities of Development in PLEX

In 2010, 50% of households earned less than \$20,000 annually.



In 2010, 80% of households earned less than \$40,000 annually.



What We Have Learned



Opportunities and Challenges



STOP LETTING PEOPLE DO FOR YOU,

THINGS
YOU

What We Have Heard

DO FOR YOURSELF!

-RAY

What We Have Heard

Interviews and Conversations:

Rochester Housing Authority

Mark IV Construction

DHD Ventures

City of Rochester

Rochester Cornerstone Group

City assessor

Providence Housing Development Corp.

Inspections and Compliance

D'Alessandro House Buyers

Business and Housing Development

Urban League of Rochester EDC

Sector 4 CDC

NeighborWorks Rochester

Area Real Estate Professionals

What We Have Heard

Key Takeaways from Interviews and Conversations:

- Flint Street sites seen as potential catalysts for revitalization
- Rent and for-sale prices are low, and make new construction financing challenging
- New development has required public and private financing options (equity, traditional bank loans, low-interest rate loans, grants, tax incentives)
- New residential development has been successful at the north and south ends of the neighborhood
- Several partners and programs available to assist with housing development:
 - City of Rochester, CDC, NeighborWorks, Enterprise, NY State, Urban League of Rochester, Rochester Housing Authority



Strategies for PLEX

Strategies

Projections say declines in population, household, increases in unemployment will continue.

Master Plan for BOA would potentially reverse those trends.



Strategies

How do you manage neighborhood change in a way that allows for new investment while improving the neighborhood for existing residents?

Strategies

Neighborhood Revitalization Strategy and Program

Neighborhood Revitalization Strategy Area – Housing and Urban Development (HUD)

Allows for a focusing of CDBG funding and greater flexibility for utilizing those funds in targeted areas.

Focused efforts around housing improvements, public service delivery, and economic development. Funding also available for planning.

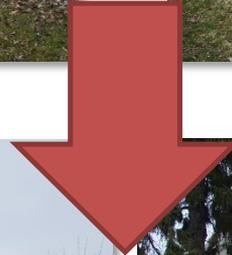
Focus Investment Strategies (FIS) – City of Rochester

Program that targets CDBG funding and staff resources to revitalize struggling neighborhoods.

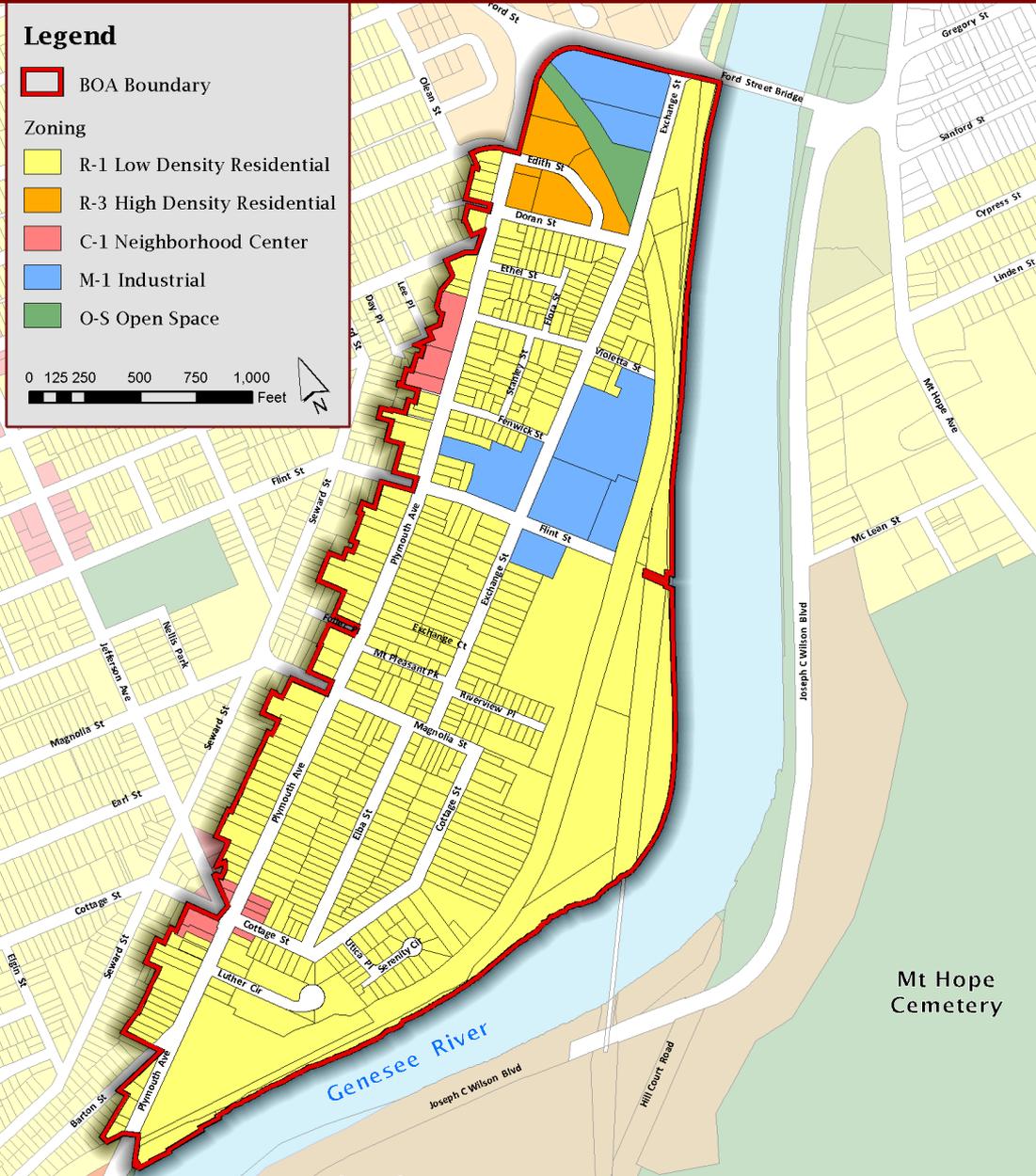
Already tested in four neighborhoods in Rochester.

Seeing positive results for housing creation, demolition, vacant lots, job training, etc.

Strategies



Strategies



- What uses are allowed today?
- What uses does the Master Plan call for?
- What does the community want?
- Should design guidelines be incorporated?
- Dimensional requirements and parking?

Managing Neighborhood Change: *Anti-Displacement Strategies*

- **Inclusionary Zoning**
- **Circuit Breaker Tax Relief**
- **Housing Trust Fund – Purchase and Buy-Downs**
- **Non-Profits – Build and Maintain Affordable Units**
- **Tax Relief for Building Affordable Housing**
- **Vacant Property Redevelopment Assistance**

Strategies

Neighborhood revitalization is not just about housing, but creating a neighborhood where all can live. This must include strategies to address:

- Park space**
- Jobs and job training**
- Branding (water theme, industrial theme)**
- Safe and accessible transportation**
- Community gathering, building social capital**
- Creating a perception and reality of success**

Strategies



**It can't be done alone.
Create partnerships with public,
private, and non-profit entities.**

NEXT STEPS.

Next Steps

- Refine neighborhood and housing strategies
- Review recommendations with City staff
- Prepare final report

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Discussion

Next Steps

- **Advance all BOA and GEIS Tasks**
- **Draft BOA/GEIS document by June 2016**
- **Community Engagement**
 - **PLEX Neighborhood Association**
 - **Public Information Meeting – Spring 2016**